

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ☐
no ☐

Property Name: Zeiler-House and Barn Inventory Number: CARR-1699
Address: 401 Blizzard Lane Historic district: ☐ yes ☒ no
City: Westminster Zip Code: 21157 County: Carroll
USGS Quadrangle(s): Westminster
Property Owner: State of MD's Dept. of Natural Resources Tax Account ID Number: 027175
Tax Map Parcel Number(s): 58 Tax Map Number: 167 (59.72 Ac.)
Project: DNR Documentation for Razings Agency: Department of Natural Resources
Agency Prepared By: Historic Preservation Consultant
Preparer's Name: Catherine Masek Date Prepared: 12/2/2008
Documentation is presented in: MIHP form for Zeiler House and Barn (Frick Farmstead) by Catherine Adams Masek, 2008 and
NIHP form for Morgan Run NEA by Goodwin & Associates, 2004.
Preparer's Eligibility Recommendation: ☐ Eligibility recommended ☒ Eligibility not recommended
Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G
Complete if the property is a contributing or non-contributing resource to a NR district/property:
Name of the District/Property: _____
Inventory Number: _____ Eligible: ☐ yes ☐ no Listed: ☐ yes ☐ no
Site visit by MHT Staff ☐ yes ☒ no Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*

The Zeiler House and Barn property does not appear to meet the standards for eligibility for nomination to the National Register of Historic Places.

Criterion A:

There is no evidence that this site is associated with an important event or trend in history, as required of Criterion A. While there is some association with the milling industry of Carroll County, there has been no physical evidence found of a sawmill on the property nor any clear connection between Rufus Frick and John Frick's sawmill shown on the 1862 Martenet map. The site does have significance within the context of agriculture. Historically, the Zeiler House and Barn does illustrate a late 19th century farm/agricultural complex which was occupied and modified by human use throughout the late 20th century; however, some its defining individual characteristics have been compromised and allowed to deteriorate. The house has greatly deteriorated due to water infiltration and significant alterations have been made to windows, doors, fireplaces/ woodwork. The wagon shed/ corncrib, while intact, is partially collapsed, as is the bank barn, due to weathering, exposure, water infiltration and vine/ tree growth.

Criterion B:

There are no persons of significance associated with this site, as required by Criterion B. Neither the Fricks, the Blizzards, nor the

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended ☐ Eligibility not recommended ☒
Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

MHT Comments: *Representative example of a common type, severely deteriorated, lacks integrity.*
Jonathan Bayle 12/19/08
Reviewer, Office of Preservation Services Date
[Signature] 12/17/08
Reviewer, National Register Program Date

200804003

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Zeiler House and Barn

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Zeilers, who had the most impact upon the site, are known to have made significant impact upon the community or region. The road upon which the property is sited is currently named Blizzard Lane, but this appears to be the only impact upon the community. Criterion C:

The Zeiler House and Barn does contain structures in their original location, setting, with workmanship and feeling preserved. These include the house, bank barn and corn crib/ wagon shed. This rural 19th century agricultural complex appears to possess integrity as a whole, but the individual elements have been compromised. The house has greatly deteriorated due to water infiltration and exposure and significant alterations have been made to windows, doors, fireplaces/ woodwork. The wagon shed/ corncrib, while intact, is partially collapsed, as is the bank barn, due to weathering, exposure, water infiltration and vine/ tree growth.

In conclusion, there is insufficient evidence to consider the Zeiler House and Barn property eligible for the National Register of Historic Places.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____

Eligibility not recommended _____

Criteria: ___A___B___C___D Considerations: ___A___B___C___D___E___F___G

MHT Comments:

Reviewer, Office of Preservation Services_____
Date_____
Reviewer, National Register Program_____
Date

CAPSULE SUMMARY

Zeiler House and Barn

MIHP # CARR-1699

401 Blizzard Lane

Westminster vicinity, MD

(closest crossroads- Gamber)

c. 1872-1903

Public- within Morgan Run NEA

The Zeiler House and Barn is located 1,593 feet south of the intersection of Deer Park Rd. and MD Rte. 32 (Sykesville Rd.), southeast of Westminster. The site is in a small valley or bowl-like depression southwest of the one lane paved Blizzard Lane. The historic unimproved entry lane descends in elevation through once cultivated fields to this agricultural complex. The farmstead, unoccupied since acquired by DNR in 1997, is located in the northernmost part of Morgan Run NEA and the principal views are of the undeveloped hilly terrain of the river valley.

The dwelling is an L-shaped, frame, two story house built 1872-1903. A brick floored fieldstone basement is located beneath the front part of the L. A collapsed one story porch is attached to the front and inner (south) façades of the L. A two story gable roofed frame addition with winder staircase is attached to the inside of the L and a one story concrete block shed roofed section completes the interior of the L. The latter additions date to the early and mid 20th century. All of the building has a standing metal roof and walls of asbestos shingle over wood siding. Significant alterations have occurred to windows, doors, fireplaces/ woodwork and water enters the building through window, door and roofline openings.

There are the following intact historic outbuildings. There is a late 19th century bank barn with fieldstone foundation and vertical wood siding, approximately 210 feet from the house. The metal roof has an unusual relief pattern of fish scale shingle. There is a late 19th century gable roofed wagon shed/ corn crib south of the barn. Unusual for its two wagon bays on either side of center corn crib, the joined members are hand adzed, roof is standing seam metal and walls are vertical wood siding. To the north and downhill (towards creek) from the bank barn is a gable roofed storage shed/ barn, with metal roof and vertical wood siding of the early 20th century. All of the outbuildings are in fair/ deteriorated condition. Portions of exterior walls are missing, water enters the structures, doors stand open/ missing and trees grow inside the buildings.

The Zeiler house/ barn does not appear eligible for nomination to the National Register because of loss of historic architectural materials, insensitive insertion of modern materials, exposure and deterioration. The agricultural complex, however, rather than the individual entities is of significance, representing an intact late 19th century agricultural complex, which has been continuously altered, occupied and used as a farmstead through the late 20th century.

Inventory No. CARR-1699

1. Name of Property (indicate preferred name)

| | |
|----------|-----------------------------------|
| historic | FRICK FARMSTEAD |
| other | ZEILER HOUSE AND BARN (PREFERRED) |

2. Location

| | | | |
|-------------------|---|----------|---------------------|
| street and number | 401 Blizzard Lane | — | not for publication |
| city, town | Westminster (nearest to crossroads of Gamber) | <u>X</u> | vicinity |
| county | Carroll | | |

3. Owner of Property (give names and mailing addresses of all owners)

| | | | |
|-------------------|---|-----------|--------------|
| name | State of Maryland's Department of Natural Resources | | |
| street and number | 580 Taylor Avenue, Tawes State Office Building, D-3 | telephone | 410-260-8932 |
| city, town | Annapolis | state | MD |
| | | zip code | 21401 |

4. Location of Legal Description

| | | | | |
|-------------------------------------|----------------------------|---------|------------|----------------------|
| courthouse, registry of deeds, etc. | Clerk of the Circuit Court | liber | 1997 folio | 428 |
| city, town | Westminster | tax map | 58 | tax parcel 167 |
| | | | | tax ID number 027175 |

5. Primary Location of Additional Data

☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report at MHT
☐ Other:

6. Classification

| Category | Ownership | Current Function | | Resource Count | |
|--------------------------|---------------------|----------------------|--------------------------------|--|------------------|
| _____ district | <u> X </u> public | _____ agriculture | _____ landscape | Contributing | Noncontributing |
| <u> X </u> building(s) | _____ private | _____ commerce/trade | _____ recreation/culture | <u> 1 </u> | _____ buildings |
| _____ structure | _____ both | _____ defense | _____ religion | _____ | _____ sites |
| _____ site | | _____ domestic | _____ social | <u> 3 </u> | _____ structures |
| _____ object | | _____ education | _____ transportation | _____ | _____ objects |
| | | _____ funerary | _____ work in progress | <u> 4 </u> | _____ Total |
| | | _____ government | _____ unknown | | |
| | | _____ health care | <u> X </u> vacant/not in use | Number of Contributing Resources previously listed in the Inventory | |
| | | _____ industry | _____ other: | Not previously listed | |

7. Description

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Condition

| | |
|------------------------------------|--|
| <input type="checkbox"/> excellent | <input checked="" type="checkbox"/> deteriorated |
| <input type="checkbox"/> good | <input type="checkbox"/> ruins |
| <input type="checkbox"/> fair | <input type="checkbox"/> altered |

Summary:

The Zeiler House and Barn (Frick Farmstead) is located in Carroll County, on Blizzard Lane, and 1593 feet southwest of Sykesville Road (Md Rte 32). Historically, it was associated with and considered north of Bird Hill P.O., but today is more associated with and considered south of Westminster, and in the Gamber crossroads area. It is also today located within the northernmost portion of the Morgan Run Natural Environment Area (NEA). The farmstead is nestled in a hollow or valley, which the one lane paved Blizzard Lane encompasses or envelopes in a crescent shape to the east and south. The historic unimproved entry lane to the farm is as drawn on the site plan/ resource map, and meets Blizzard Lane at the northernmost point, near the road intersection with Sykesville Road. From this elevated entry lane, as one descends in elevation to the house, there are natural views of hills, valleys and the southern portion of Morgan Run NEA which unfold as the property is entered. The setting appears pristine and unchanged from that of 100 years ago. Small mid 20th century houses are located south and east of the house along Blizzard Lane, but these are fairly remote, since this 59.72 acre parcel is bowl shaped and recessed. The Morgan Run NEA is located west and south of the farmstead. It is important to note that this property is called "Zeiler" not "Zieler" as stated in the 2004 MIHP form for Morgan Run NEA.

The two story, L-shaped, wood frame house sits partially on a stone basement, partially on stone foundation, and partially on concrete foundation. There is asbestos shingle covering horizontal wood siding (wide wood boards in some areas) on the exterior walls and a standing seam metal roof covering wood shingle over all sections. A full fieldstone basement exists underneath the easternmost 2 story gable roofed section. Attached to the west is a gable roofed 2 story section on fieldstone foundation. Attached to the southwest is a two storied gable roofed section on fieldstone foundation, and a one storied shed roofed concrete block addition exists to the west or rear of this latter section. The house has continually be occupied and altered, with changes to windows, exterior doors and interior woodwork in the L-shaped section of house. Standing existing outbuildings, which are also mentioned in the 2004 MIHP form for Morgan Run NEA, #CARR-1679, include: bank barn, wagon shed/ corncrib, storage shed/ barn, and the concrete foundation of a small unidentified structure. These stand in a cluster approximately 210 yards west of and uphill from the house.

Comprehensive Description:

This farmhouse, begun c. 1872, faces east towards one lane Blizzard Lane and two lane Sykesville Road. The front gable roofed two bay by two bay two story frame structure, which faces east, has a full height random laid fieldstone walled basement with brick floor. In the basement are hand adzed partial bark covered sill plates and floor joists running east-west. The original stone fireplace foundation in the basement on the west wall now stops at basement level and does not exist above that. A two story gable roofed two bay by two bay frame section with fieldstone foundation is located to the west. A two bay two story southwest addition with winder stair on fieldstone foundation fills in the void of the L-shaped house. Completing this southwest construction to the west or rear is a one story, concrete block, shed roofed addition. The land slopes from southwest to northeast and a severe slope is located immediately adjacent to the southwest corner of the house. The trees, grasses, entry lane, and outbuildings have been untended and the house vacant since December, 1997, when the State acquired the property (eleven years ago). Trees on the property that are of significance, according to park employees, include the following. There is a black walnut tree on either side of the east façade, and a third to the west along the original entrance driveway, each one being over 8' feet in circumference. There is a cedar tree over 15' in circumference located along the original entrance driveway between the black walnut tree and the house. (These trees are marked on the enclosed site plan/ resource map.)

On the east or front façade, there are two bays on the 2nd floor and three bays (modifications evident) on the first floor. First floor openings are totally boarded/ covered, but one doorway is apparent in the second bay from right on east façade. A concrete floored one story porch with asphalt shingle roof is located on east (front), and wraps around to the south (side) facades, but this feature has totally collapsed to the ground. The fallen porch roof now blocks all east openings.

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On the north façade, which is closest to the historic entry lane, there are four bays at first floor level, all of which are boarded/ covered. In the fourth bay from east or left is a 4-panel (vertical) wood door with hood, now covered with asbestos shingle. The northeast corner, which is the lowest point of the house, topographically, features a partially exposed fieldstone basement. A shed roofed concrete shed attachment near the northeast corner, on the north façade, between the first and second bays, leads to the basement via four concrete steps and a four panel (horizontal) door. Three windows exist at second floor level on the north façade.

On the west (rear) façade, there is considerable water damage and collapse evident. There are two window openings in the left two bays, one missing glass, one completely boarded/ covered. The southwest corner (abutting the concrete block addition) has warped/ damaged/ wet siding. Foliage/ trees grow in this corner of the building. A moss covered, concrete block, shed roofed, one story addition is located in the southwest corner of the house. Topographically, the land slopes abruptly into this corner of the building, and therefore, this corner of the building appears to have retained wetness. A doorway (without door) enters the concrete block, dirt floored addition.

The west façade, also affected by foliage/ vines and wetness, features the gable end of the kitchen addition (with winder stair), and the gable end of the front or east section of the house. The entire kitchen wing appears to slope/lean to the southwest, affected by water damage at open roofline soffit and at all four second floor window openings. There is an exposed brick chimney in both gable ends. The collapsed porch roof has fallen on the exterior chimney of the front section. The porch floor is wood on the west façade and it has also collapsed under the collapsed porch roof. Three second floor window openings, one on each gable end, and one in the corner, stand open/ partially boarded, wet, and damaged by foliage/ vines.

Windows appear to be 1/1 paned, double hung sash, (some with triple track storm/screens); however, most are simply empty window sash, including those that are boarded/ covered. The southwest two story addition with winder stair has 4/1 sash (covered with wood on the exterior). There is a boxed cornice and gable returns at roofline level. The condition of the house is deteriorated- vandals have damaged windows, doors and interior; water infiltration (as well as insect and bird) at soffit and second floor window level has softened and damaged structural members; floors slope severely inside the rear additions, interior access was not advised (but partially undertaken) due to water damage.

On the east or front façade, there are two brick steps approaching the concrete floored front porch from the north. Underneath the collapsed porch roof resting on the porch floor and impacting all first floor east façade openings, there appears to be one concrete step leading from the concrete porch floor to the interior. There is a small two paned window replacing a double hung sash adjacent to the south room's fireplace, which was rebuilt in the 20th century with new brick and mortar. The first floor room to the west of the entry (in the west two story gable roofed wing) contains a straight staircase to the second floor (which runs north to south) and walls are covered with unfinished plywood sheets. There is no historic plaster or interior woodwork in this room. There is a simple exterior door frame with a four (vertical) paneled door and a plain deteriorated water damaged brick fireplace flue for stove attachment. A doorway (without door) leads south to the kitchen addition.

The two story gable roofed kitchen wing, while severely damaged by water from the roofline and pane-less second floor window openings, has the most intact and original woodwork. On the east wall of the first floor kitchen, a 4 panel (vertical) wood door enters the winder staircase. There are no steps below the door into the room. The door surround is reeded with corner rosettes. There is no stair railing, but a beaded vertically joined wood staircase wall separates the staircase from both the kitchen and from the bedroom (above it). A vertically joined wood door opens beneath the stair to a closet. A horizontal 6 panel exterior door with glass in top 3 panels is located on the east wall of the kitchen adjacent to the

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closet/ staircase. The door surround is reeded with corner rosettes. This leads to the exterior concrete floored wraparound porch. Adjacent to this exterior door is a 4/1 double hung sash window (four vertical panes in top half) and a duplicate window is located on the south wall. Window surrounds are simple, unadorned. Modern brick infill is located beneath this window, rather than plaster wall. Adjacent to the window on the south wall is an exposed brick fireplace, which has been repointed/ rebuilt. There is a flue opening for stove above it, and a random manually applied concrete-like coating covering the lower portion of the fireplace and the hearth. A modern late 20th century door is located on the west or rear kitchen wall, which opens to the concrete block shed roofed addition. Modern mid 20th c. closets have been inserted to the north of this entry, both of which are physically leaning/ sagging, saturated with water. One closet is accessible from the concrete walled addition and one accessible from the room to the north, which has the plywood sheeted walls.

The most recent addition to the house is in the southwest corner- a shed roofed, concrete block, dirt floored, moss-covered, and saturated, structure. Small trees are growing immediately adjacent to and from the joints of the concrete block. There is no exterior door in the doorway. At shoulder height there is some brick infill (perhaps replacing windows).

Above the kitchen, in the southwest two story wing with winder staircase, is the kitchen chamber, where no window panes exist in the frames, all are partially boarded. The floor slopes to the southwest, walls are visibly separating at the corners of this room and from roofline, where water is entering the building. On the winder staircase wall, two steps lead to a vertically joined wood door. Originally, this would have led to a winder staircase up to the attic level, but the space has been altered into a closet. The door surround is reeded with circular corner blocks. Low plain baseboard exists in this room.

A bed chamber is located in the rear section of the L-shaped house, north of the kitchen chamber. The modern closet in the southwest corner of this bed chamber is wet, roof and walls collapsing into the first floor closet beneath it. Early 20th century baseboard exists in this room.

An enclosed staircase to the first floor is located east of this bed chamber. (Doors at first and second floor level open into the enclosed stair.) A small stair landing on the second floor allows access to both the west (rear) bed chamber and the two bed chambers in the front or east wing. Floors in the front or east second floor rooms slope to the east, window panes are missing, and water infiltration from roofline and windows has damaged east (front) wall and floors. All second floor doors are five-panel (horizontal), with original simple graining evident beneath white paint. Early 20th century baseboards, reeded door surrounds and circular corner blocks exist. Window frames are simple and unadorned. A few second floor windows have one over one sashes, but most are missing glass and are uncovered/ open to the elements.

Several historic outbuildings stand that are associated with this agricultural complex. They are those discussed in the 2004 MIHP form for Morgan Run NEA; that is: bank barn, wagon shed/ corncrib, storage shed/ barn, and concrete foundation (flat pad) for unidentified building. This cluster of outbuildings is located approximately 210' uphill from the main house and west of it.

The gable roofed bank barn, approximately 70' x 35' is sited so that the uphill section faces south to the entrance driveway and the downhill section (forebay) faces the fields that are north of the house. On a fieldstone basement foundation, there are vertically sided board walls with a center wagon entry or ramp on the south façade. The doors are permanently open and vines/ trees obscure the entry ramp and envelope approximately half of the wood portion of the building. Trees grow inside and amid the foundation stones. A metal roof with relief pattern of fish scales is evident. The roof appears to be failing and swayed and the structural members deteriorated the worst on the west half of the building.

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Animal stalls are located at lower level. Exterior wood siding is missing and severe weathering is evident on the north (rear) side. The structure is in deteriorated condition. A one story plywood sheathed addition of the 20th century is attached to the east façade. It appears to date approximately 1872- 1900.

A gable roofed wood wagon shed/ corn crib is located approximately 30-40' south and west of the bank barn, aligned so that the gable faces the house and the curving driveway. The vertically wood sided structure is approximately 33' x 36' and unusual in that the center bay is the corn crib and the two end bays are wagon sheds. Constructed on a rubble stone foundation, the joined members are hand adzed, there is no flooring in the wagon sheds. The roofing is standing seam metal. In the corn crib, a narrow door is located in the center bay of the east facade, above which is a narrow gable window with a simple pediment shaped lintel. In the vertically slatted walls there is a second wood slatted door, located on each side of the corncrib, in each of the wagon shed bays. The southernmost wagon bay is partially collapsed; siding is 80% missing from the outside walls of the wagon bays. Vines and small trees are growing into and up the foundation and into the building. The building is in fair/ deteriorated condition. It appears to date approximately 1872-1900.

To the north and downhill (towards creek) from the bank barn is a gable roofed storage shed/ barn approximately 20' x 20' in size. The gable roofed front façade faces north, where a pedestrian entry door is located. The walls are covered with vertical wood siding and the roof is of standing seam metal. Trees and vines have begun to envelop and overtake the structure and it is a deteriorated condition. It appears to date approximately late 19th- early 20th century.

A concrete pad or foundation is covered by grasses and vines, but located southeast of the bank barn. It is approximately 5' square and its use unknown.

8. Significance

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| Period | Areas of Significance | Check and justify below | | |
|---|---|---|---|--|
| <input type="checkbox"/> 1600-1699 | <input checked="" type="checkbox"/> agriculture | <input type="checkbox"/> economics | <input type="checkbox"/> health/medicine | <input type="checkbox"/> performing arts |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> archeology | <input type="checkbox"/> education | <input type="checkbox"/> industry | <input type="checkbox"/> philosophy |
| <input checked="" type="checkbox"/> 1800-1899 | <input type="checkbox"/> architecture | <input type="checkbox"/> engineering | <input type="checkbox"/> invention | <input type="checkbox"/> politics/government |
| <input type="checkbox"/> 1900-1999 | <input type="checkbox"/> art | <input type="checkbox"/> entertainment/ recreation | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion |
| <input type="checkbox"/> 2000- | <input type="checkbox"/> commerce | <input type="checkbox"/> ethnic heritage | <input type="checkbox"/> law | <input type="checkbox"/> science |
| | <input type="checkbox"/> communications | <input type="checkbox"/> exploration/ settlement | <input type="checkbox"/> literature | <input type="checkbox"/> social history |
| | <input type="checkbox"/> community planning | | <input type="checkbox"/> maritime history | <input type="checkbox"/> transportation |
| | <input type="checkbox"/> conservation | | <input type="checkbox"/> military | <input type="checkbox"/> other: _____ |

Specific dates

Architect/Builder

Construction dates c. 1872- 1903- Frick, 1903-1943- Blizzard

Evaluation for:

☐ National Register

☐ Maryland Register

☐ not evaluated

Summary:

The Zeiler house and barn, while in a deteriorated condition, represents an intact late 19th century agricultural complex, which has been continuously altered, occupied and used as a farmstead through the late 20th century.

Narrative:

Historically, the current property was part of a 162+ acre parcel called "Peach Brandy Station" owned in 1803 by John Hawkins of Anne Arundel County. Upon his death, his representative, Andrew Mercier, sold the property to John Frizel or Frizzel (Liber WG 76, Folio 131). In 1849, the property passed to the heirs of John Frizzell (there were eight children), at which time the 162+ acre parcel was apparently divided. (Liber JBB 14, Folio 398) In the 1862 Martenet Map of Carroll County, there is no house or farmstead shown in the present location of Zeiler House and Barn, but "Frizzell" is identified on property slightly southwest of the Zeiler house and barn. Frizzell's house was therefore, not the current Zeiler House, but an earlier one built southwest beside the tributary of Joe's Branch. (See attached map copy.) The 1862 map also shows a "Jn Frick sawmill" immediately to the north of Frizzell. John Frick (possibly father of Rufus Frick) may have viewed the neighboring Frizzell property as a way to easily expand both his sawmill business and property holdings. Most likely, Frick would have utilized water from the northeast fork of Joe's Branch, (immediately west of the Zeiler House and Barn) which runs south toward Morgan Run, for water power in the mill.

By 1872, when one of the Frizzel heirs, Ann Frizzel Binns, wife of Nathaniel Binns of New York, NY, deeded the property to Rufus and Lana Frick, it had been reduced to 61 acres and was named "Peach Brandy Forrest." (Liber JBB 40, Folio 359) While deed documentation proves that Rufus Frick owned the property in 1877, the Frick name is not shown on the Zeiler property in the 1877 Atlas of Carroll County by Lake, Griffing and Stevenson. (See attached map copy.) It is unclear why Frick's name is not shown; perhaps improvements were under construction and Frick was living at another location, like John Frick's property, nearby. If related to John Frick, it is possible that Rufus Frick was also involved in the operation of the sawmill. The 2004 MIHP form for Morgan Run NEA mentions other 19th century mills that existed in the area in 1862, including Mrs. Beard's Grist and Saw Mill, which later became a paper mill under Jarret Shauck's ownership, and Fulling Mill. (Goodwin & Assoc., MIHP form for Morgan Run NEA, #8, page 8) Such milling operations thrived during the 19th century in Carroll County and the mill owners were often wealthy and influential county citizens. (Goodwin & Assoc., MIHP form for Morgan Run NEA) While the Frick sawmill was located on a tributary of Morgan Run in the northern portion of the Morgan Run NEA, the majority of the mills appear to have been located to the south along Morgan Run. Most of the 19th century farmsteads in the Morgan Run NEA were located south of Bird Hill P.O., south of the Zeiler house and barn. (Goodwin & Assoc., MIHP form for Morgan Run NEA) The Bird Hill P.O. opened in January 1883, most likely to address the increased population in the area. (Warner, Carroll Co. MD, p. 112) The Frick family owned and occupied the Zeiler House and barn property 1872-1903. They would have most likely been responsible for the construction of the house, bank barn and corncrib/wagon shed standing today.

Agriculture was certainly the dominant industry of Carroll County and Zeiler house and barn exemplifies a rural late 19th century agricultural complex within Carroll County. (The Zeiler farmstead represents one of three existing late 19th

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century farmsteads within the Morgan Run NEA. Others include: the DeWilde Farmstead and the Reed farmstead. (Goodwin & Assoc., MIHP form for Morgan Run NEA)) In 1880, there were nearly 3200 farms in Carroll County and the principal crops produced included corn, wheat and oats, the most acreage being in corn. (Warren, Nancy, Carroll County, MD A History 1837-1976, p. 143) It is interesting to note that in this part of the Woolerys district wormseed was grown and sent to a central point for distillation in huge vats with steam. Its price- \$2.50- \$8.00/ pound in 1920. The product, vermifuge or wormseed oil, was used for medicinal purposes. (Warren, Carroll County, MD A History 1837-1976) Dairy farming and raising livestock, popular in the late 19th century in Carroll County, may have also taken place at the Zeiler farmstead. Dairy production became so profitable that it exceeded wheat production in 1910 in Carroll County. (Goodwin & Assoc., MIHP form for Morgan Run NEA) Under Frick's ownership, the rural Zeiler house and barn, like other Carroll County farms, probably diversified production in the late 19th century and considered growing grain, vegetables and fruits, dairy farming and raising livestock. For such agricultural pursuits, Frick would have constructed the existing corncrib/ wagon shed and bank barn in the late 19th century.

"Lena" (Lana) Frick, widow, conveyed the Zeiler farmstead in 1903 to Bradley and Nancy Blizzard, and the Blizzard family owned the property until 1943. (Deed, Liber JHB 97, Folio 502) It was most likely the Blizzard family who filled in the L shaped house, adding the gable roofed kitchen section with winder staircase. Alterations were also most likely done by the Blizzards to the fireplaces and flues. In 1943 the property was conveyed to the Grubes, (Deed, Liber EAS 181, Folio 393) thence to Bollinger in 1956 (Deed, Liber EAS 270, Folio 473) and finally to James Marlin Wesly Zeiler and Ida Mary Zeiler, his wife in 1959. (Deed, Liber 303, Folio 440) Bruce Zeiler conveyed the property to DNR in 1997. Its 59.723 acre parcel approximated the 61 acres acquired by Rufus Frick in 1872. (Deed, Liber 1997, Folio 428) The Zeilers were known to have occupied and farmed the property, enjoying the rural quality of the site. The Zeiler family were most likely responsible for the asbestos shingle siding, the rear concrete block addition, closet additions, and kitchen renovations.

Architecturally, the Zeiler House and barn represents an agricultural complex with simple late 19th century L-shaped farmhouse and relatively intact bank barn and wagon shed/ corncrib. The house appears to have intact some of the characteristics of a late 19th century Carroll County farmhouse. These include: the two story height, L-shaped plan, frame construction, gable roof and minimal ornamentation. (Goodwin & Assoc., MIHP form for Morgan Run NEA) The characteristics of a symmetrical façade and double entrances have been altered at this house on first floor level on the east (front) façade. The Carroll County characteristic of double porches on the inside of the rear wing does not exist here and no evidence was found of a previously existing two story porch. There is a one story porch, wrapping around east (front) and south (inner) facades. The Carroll County characteristic of interior gable end chimneys does not exist- these are rebuilt on the exterior. Insensitive changes have occurred at windows, exterior doors, interior woodwork, and fireplaces. In summary, although altered, deteriorated, vandalized and infiltrated by water, it is the complex rather than the individual entities which are significant, as the 2004 MIHP form states.

9. Major Bibliographical References

Inventory No. CARR-1699

Primary sources include:

Robin Melton, Park Manager, Morgan Run NEA (telephone and email correspondence 8-10/08)

Maryland State Archives, Annapolis, Md:

Martenet, Simon. Map of Carroll County, 1862.

Lake, Griffing & Stevenson, Illustrated Atlas of Carroll County, 1877.

10. Geographical Data

Acreage of surveyed property less than .5 acres

Acreage of historical setting less than .5 acres

Quadrangle name Westminster

Quadrangle scale: 1:24000 _____

Verbal boundary description and justification

The boundary of the surveyed area consisted of the bowl-like depression or small valley in which the Zeiler house and barn (Frick farmstead) are located. This parcel is bounded by Blizzard Lane, a stream feeding Joe's Branch, and some small mid 20th century dwellings. The property is totally contained within the boundaries of the Morgan Run NEA.

11. Form Prepared by

name/title Catherine Adams Masek

organization Historic Preservation Consultant

street & number 124 St. Andrews Rd.

city or town Severna Park

date 11-15-08

telephone 410-987-8519

state MD

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. CARR-1699

Name
Continuation Sheet

Number 9 Page 1

Anne Arundel County Public Libraries:

Scharf, J. Thomas. History of Western Maryland Being a History of Frederick, Montgomery, Carroll, Washington, Allegany, and Garrett Counties. Vol. II. Baltimore: Regional Publications, reprinted 1968.
Warner, Nancy. Carroll County Maryland. Carroll County Bicentennial Committee, 1976.

MIHP form for the following:

Morgan Run NEA by Goodwin & Assoc., CARR-1679

Website <MdLandRec.Net>

"Deed" between Andrew Mercier, executor of will for John Hawkins, and John Frizzel, 1803, Liber WG 76, Folio 131.

"Deed" between Ann (Frizzel) Binns, (one of 8 children of John&Ruth Frizzel, deceased) wife of Nathaniel Binns of NY,NY and Rufus Frick, 1872, Liber JBB 40, Folio 0357.

"Deed" between Lena (Lana) Frick, widow of Rufus Frick, and Bradley D. Blizzard and Nancy, his wife, 1903, Liber JHB 97, Folio 502.

"Deed" between Bradley B. Blizzard and Bertram W. Blizzard, 1942, Liber LDM 178, Folio 106.

"Deed" between Bertram W. Blizzard and Wm. Grube, and Gladys, his wife, 1943, Liber EAS 181, Folio 393.

"Deed" between John Cain, Committee for Gladys Grube, incompetent, and Edward O. Bollinger and Francis, his wife, 1956, Liber EAS 270, Folio 473.

"Deed" between Edward O. Bollinger et al and James Marlin Wesly Zeiler, and Ida, his wife, 1959, Liber 303, Folio 440.

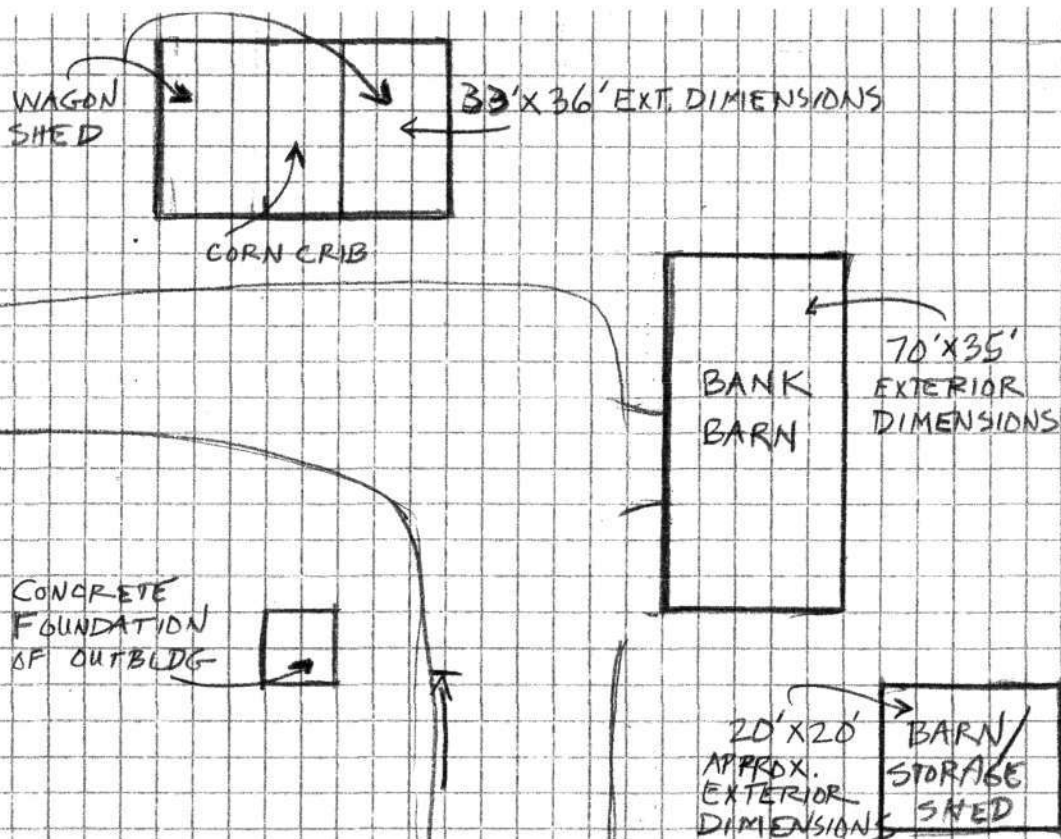
"Deed" between Bruce R. Zeiler and the State of Md's Dept of Natural Resources, 1997, Liber 1997, Folio 428.

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

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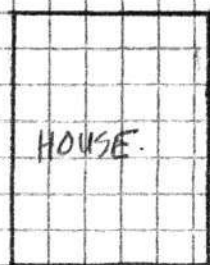
Maryland Historical Trust
Maryland Department of Planning
100 Community Place
Crownsville, MD 21032-2023
410-514-7600



CARR-1699-ZEILER HOUSE + BARN
 (ZEILER FARMSTEAD)
 BUZZARD LANE, OFF KYAESVILLE RD
 GAMBIER VIL. CARROLL CO.
 SITE PLAN/RESOURCE MAP
 NO SCALE
 DRAWING: AUG. 30, 2008

BW = BLACK WALNUT
 TREES, EACH
 OVER 8' CIRCUMF.
 CEDAR = CEDAR
 TREE OVER 15'
 CIRCUMFERENCE

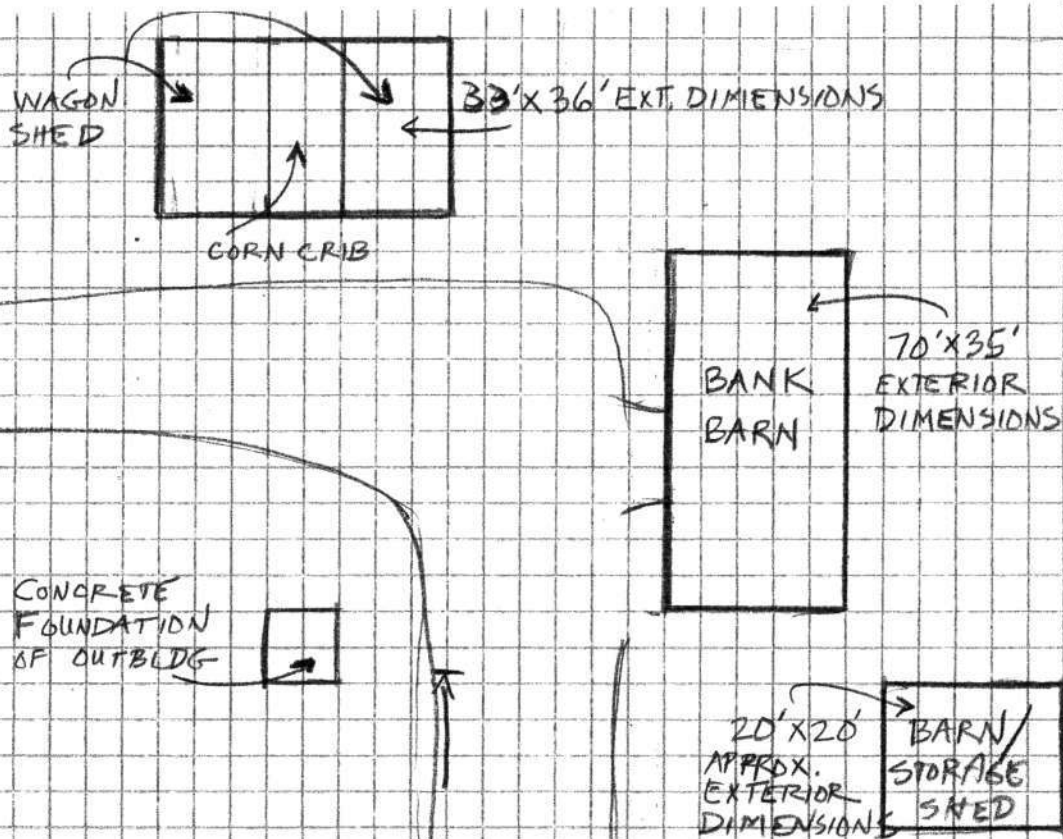
BW



HOUSE.

BW

TO
 BUZZARD
 LANE



BW

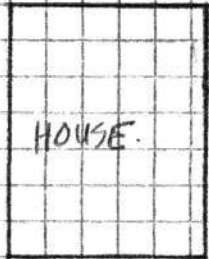
CEDAR



CARR-1699-ZEILER HOUSE + BARN
(ZEILER FARMSTEAD)
BUZZARD LANE, OFF AYRESVILLE RD
GAMBIER VILAGE, CARROLL CO,
SITE PLAN/RESOURCE MAP
NO SCALE
DRAWING: AUG. 30, 2008

APPROX. 210' DISTANCE DOWNHILL
TO HOUSE

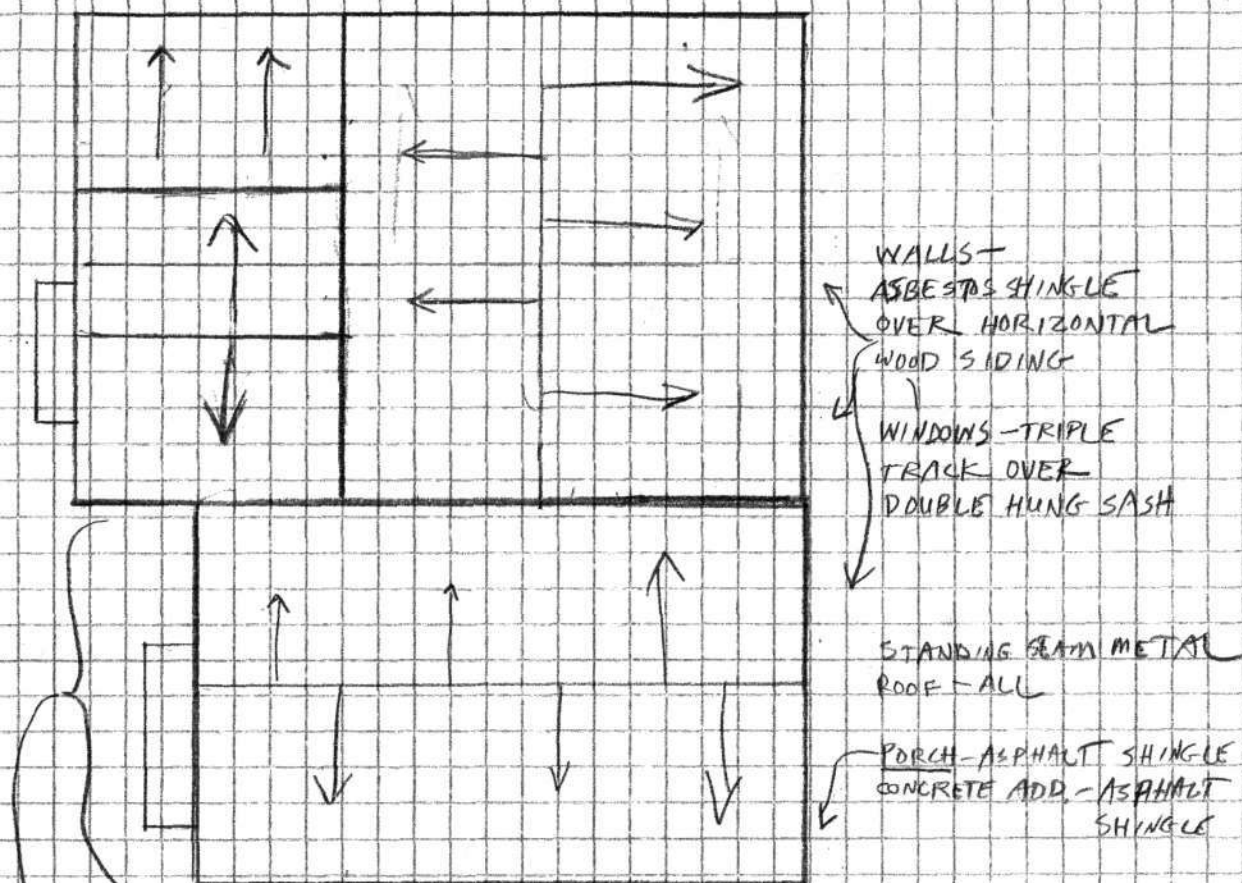
BW = BLACK WALNUT
TREES, EACH
OVER 8' CIRCUMF.
CEDAR = CEDAR
TREE OVER 15' CIRCUMFERENCE



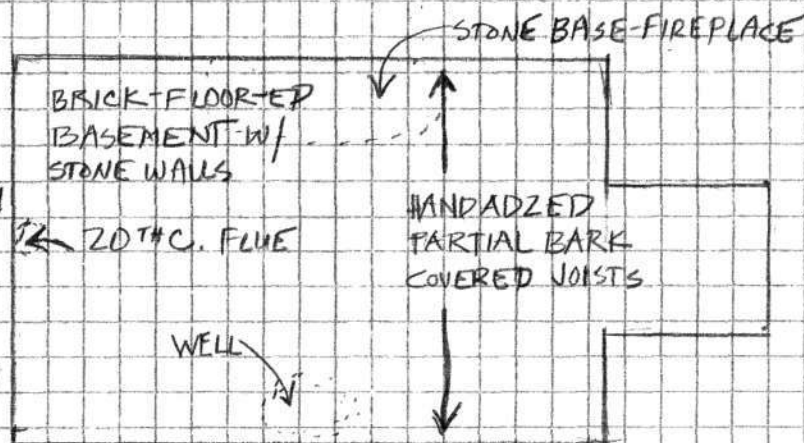
BW

BW

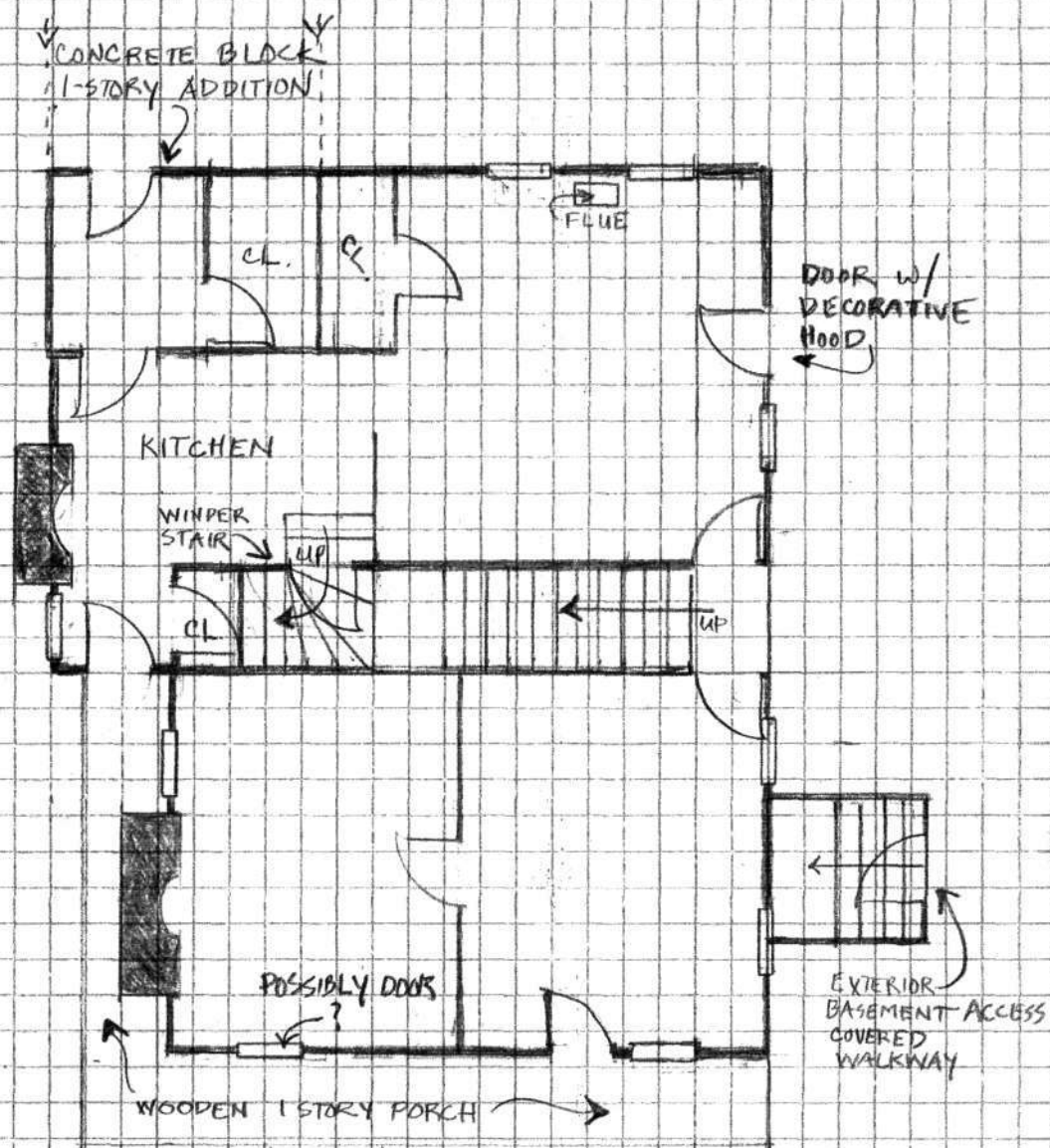
TO
BUZZARD
LANE



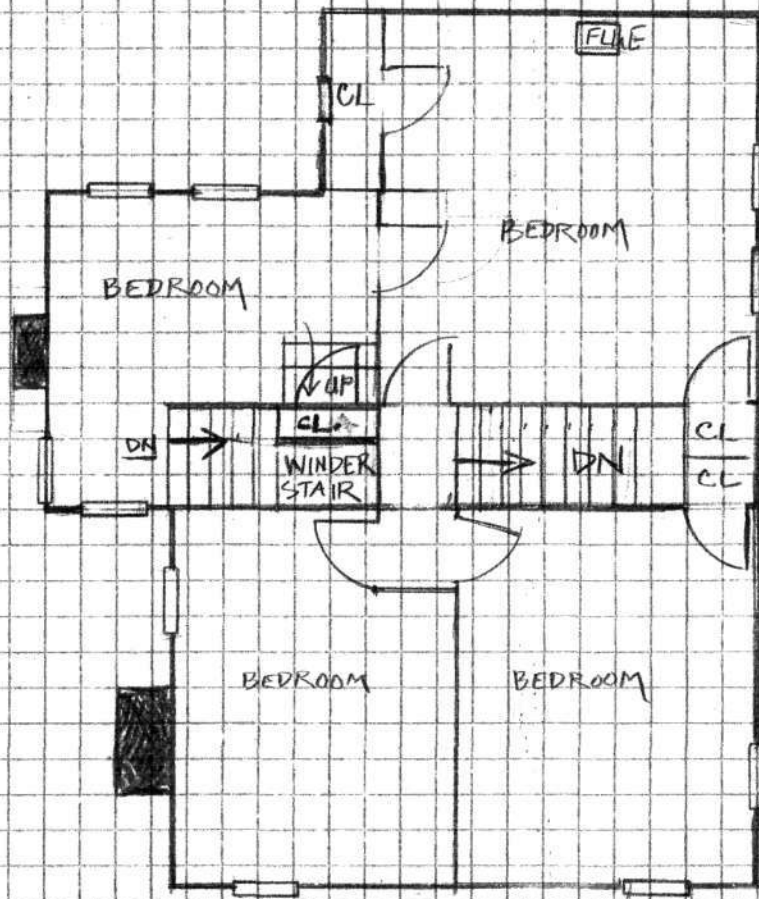
CARR-1699-ZEILER HOUSE + BARN
 (ZEILER FARMSTEAD)
 BLIZZARD LANE, OFF
 SYKESVILLE RD
 GAMBERTON, MD
 ROOFING + BASEMENT
 PLANS - HOUSE
 SCALE: $\frac{1}{8}'' = 1'$
 DRAWING: AUG. 30, 2008
 CARROLL CO.



CARR-1699

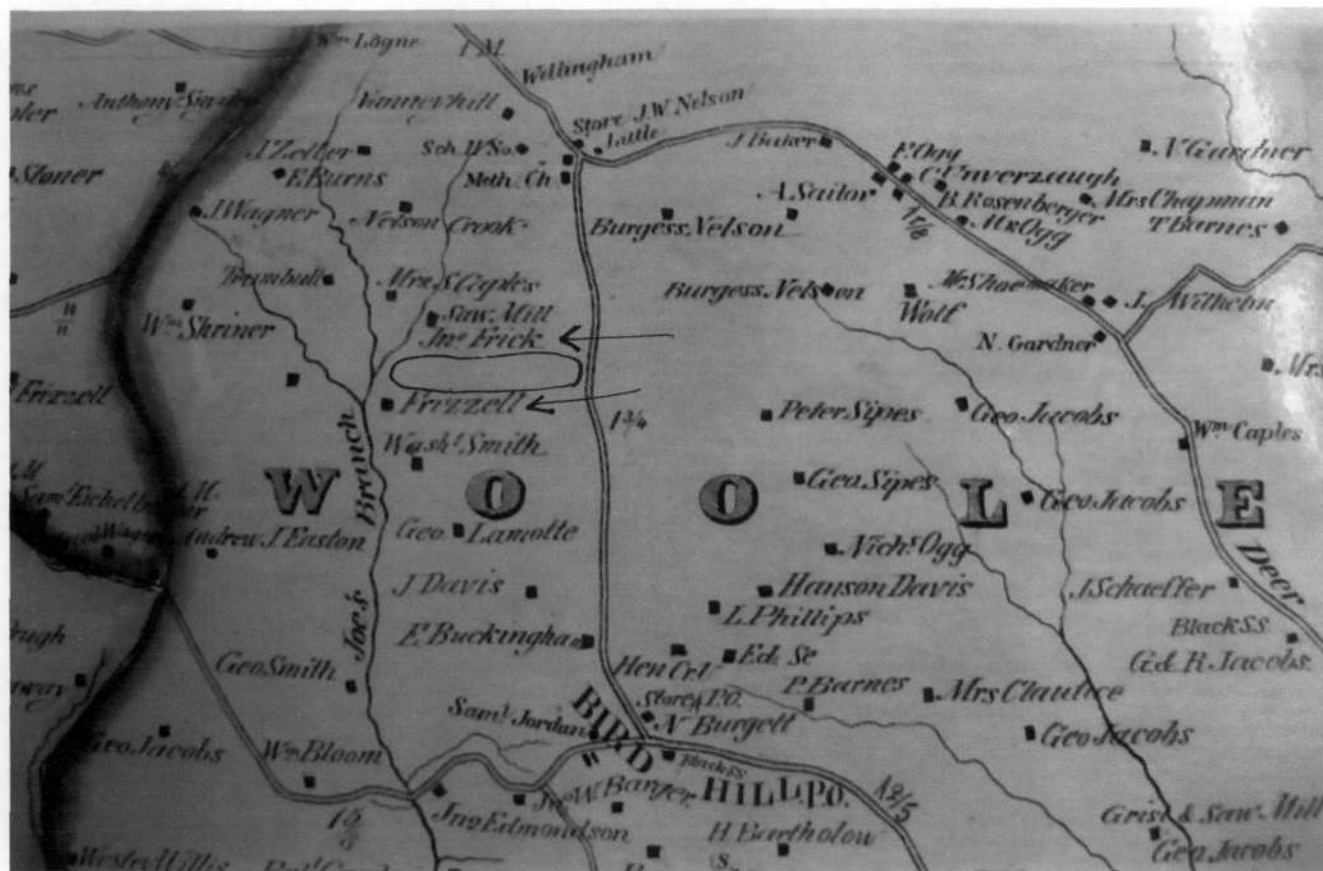


CARR-1699-ZEILER HOUSE + BARN
 CARR-1699 (INCLUDED WITHIN)
 (ZEILER FARMSTEAD)
 BUZZARD LANE, OFF SYKESVILLE RD
 GAMBER VLG., MD
 FIRST FLOOR PLAN-HOUSE
 SCALE: 1/8"=1'
 DRAWING: AUG. 30, 2008



CARR-1699-ZEILER HOUSE+BARN
 (ZEILER FARMSTEAD)
 BLIZZARD LANE, OFF SYKESVILLE RD
 GAMBER VIC, MD CARROLL CO.
 SECOND FLOOR PLAN-HOUSE
 SCALE: $\frac{1}{8}'' = 1'$
 DRAWING: AUG 30, 2008
 CARROLL CO.

"SAWMILL, IN FRICK" SHOWN TO NORTH OF ZEILER HOUSE AND BARN SITE.



PHOTOGRAPH OF LAKE, GRIFFING & STEVENSON'S ILLUSTRATED ATLAS OF
CARROLL COUNTY, 1877. RUFUS FRICK, OWNER AS OF 1872,
IS NOT SHOWN AT ZEILER HOUSE AND BARN PROPERTY IN 1877





CARR-1699
Zeiler House and Barn
(within Morgan Run Natural
Environment Area (NEA) Gamber vic.



CARR-1699

ZEILER FARMSTEAD

MORGAN RUN NEA

CARROLL CO, MD.

C. A. MASEK

8/08

MD SHPO

NORTH FACADE

1 OF 9



CAR-1699

ZEILER FARMSTEAD

MORGAN RUN NEA

CARROLL CO., MD.

C. A. MASEK

8/08

MD SHPO

NORTH(FRONT)+EAST(SIDE) FACADES

2 OF 9



CARR-1699

ZEILER FARMSTEAD

MORGAN RUN NEA

CARROLL CO., MD.

C. A. MASEK

8/08

MD SHPO

DETAIL-EAST FACADE

3 OF 9



CARR-1699

ZEILER FARMSTEAD

MORGAN RUN NEA

CARROLL CO., MD.

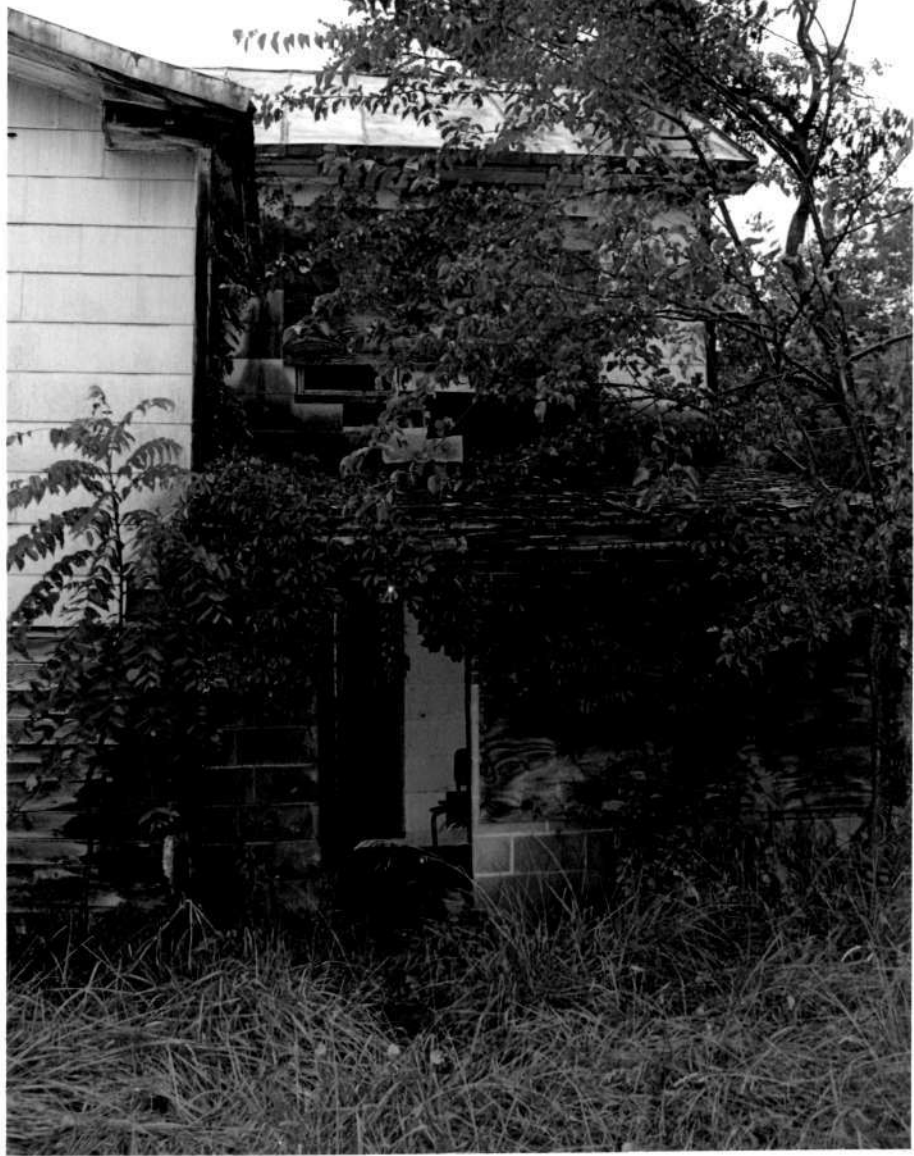
C. A. MASEK

8/08

MD SH PO

DETAIL - EAST FACADE

4 OF 9



CARR -1699

ZEILER FARMSTEAD

MORGAN RUN NEA

CARROLL CO., MD.

C. A. MASEK

8/08

MD SHPO

DETAIL - SOUTH (REAR) FACADE

5 OF 9



CARR-1699

ZEILER FARMSTEAD

MORGAN RUN NEA

CARROLL CO., MD,

C. A. MASEK

8/08

MD SHPO

SOUTH (REAR) + WEST (SIDE) FACADES

6 OF 9



CARR-1699

ZEILER FARMSTEAD

MORGAN RUN NEA

CARROLL CO., MD.

C.A. MASEK

8/08

MD SHPO

BANK BARN - EAST FACADE

7 OF 9



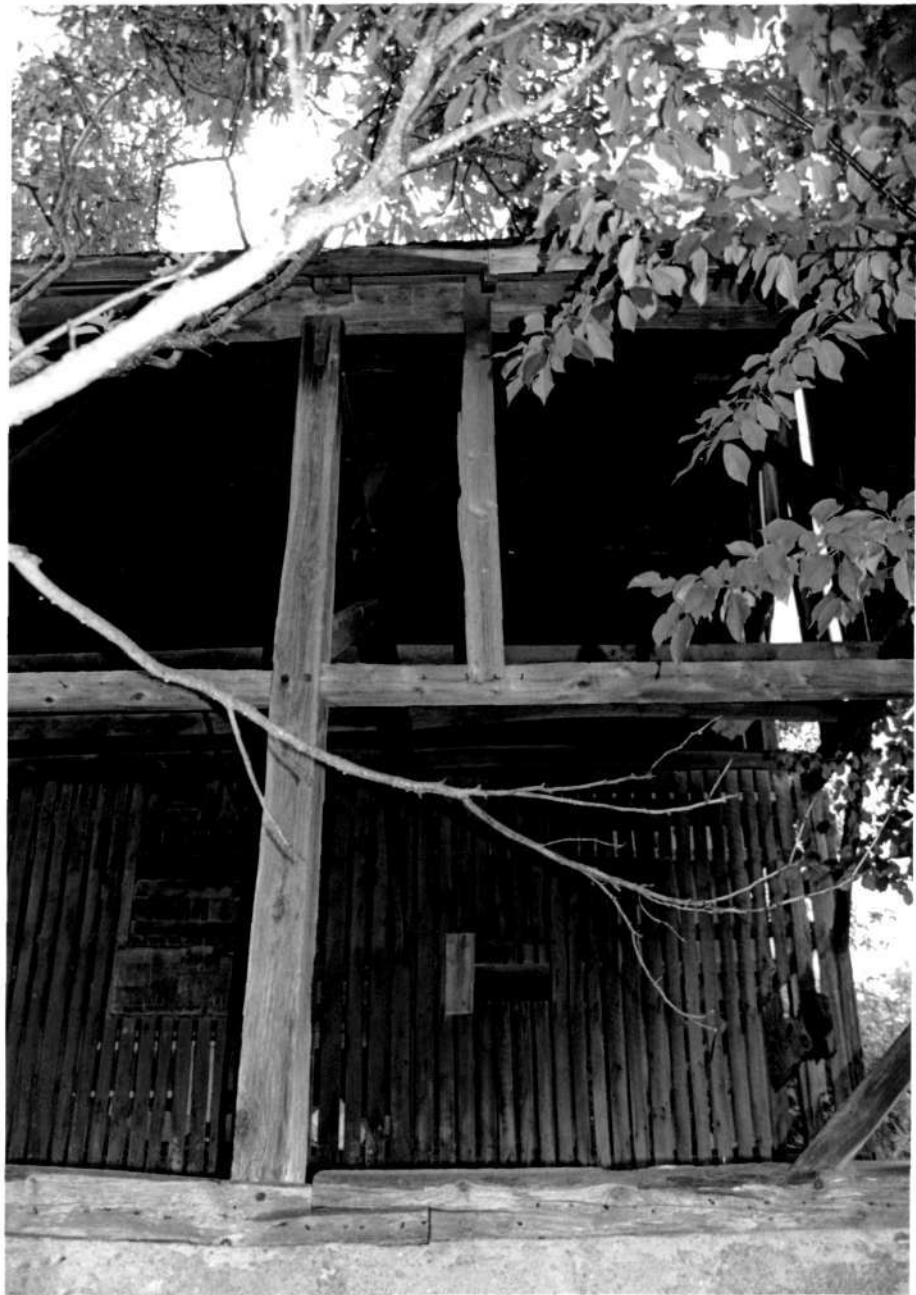
CARR-1699
ZEILER FARMSTEAD
MORGAN RUN NEA
CARROLL CO., MD.
C. A. MASEK

8/08

MD SHPD

CORN CRIB/WAGON SHED - NORTH FACADE

8 OF 9



CARP-1699

ZEILER FARMSTEAD

MORGAN RUN NEA

CARROLL CO., MD

C. A. MASEK

8/08

MD SHPD

DETAIL OF WEST FACADE-CORN CRIB/WAGON SHED

9 OF 9